

Imposing maison bourgeoise situated in the heart of Eymet with large established garden, pool and garage



## INFORMATION

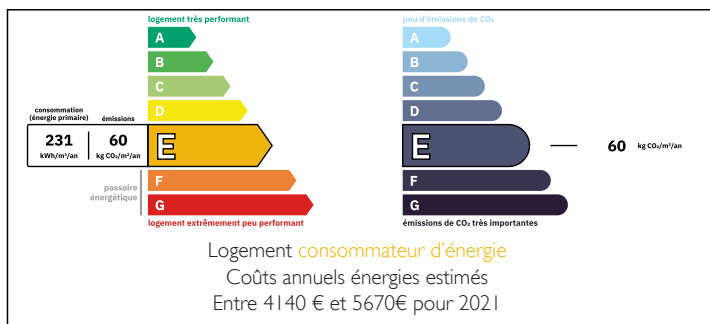
Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	280 m2
Plot Size:	1084 m2



## IN BRIEF

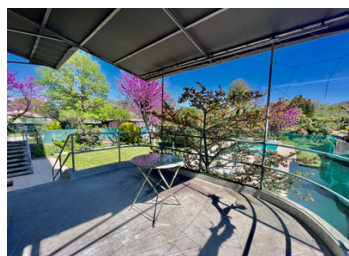
Situated in the heart of a renowned medieval village, this elegant house has been sympathetically restored. It benefits from an enclosed garden, a beautiful swimming pool and a garage. A family home that was previously used as a popular bed and breakfast. Close to all amenities and only 20 minutes from Bergerac airport.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 1844 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

House approx. 280 m<sup>2</sup>

Entrance : Veranda (28 m<sup>2</sup>)

Large living room/entrance (35 m<sup>2</sup>)

Living room (20 m<sup>2</sup>) with fireplace, double doors to dining room.

Dining room (20 m<sup>2</sup>) with fireplace

Fully fitted and equipped kitchen (22 m<sup>2</sup>).

Beautiful covered terrace at the rear of the house (12 m<sup>2</sup>) overlooking the garden and swimming pool.

Bedroom 1 (17 m<sup>2</sup>) with shower room, washbasin (3.42 m<sup>2</sup>) and WC (1.35 m<sup>2</sup>). Access to this bedroom from the veranda.

1st floor :

Landing

Bedroom (15 m<sup>2</sup>) with walk-in wardrobe (3.7 m<sup>2</sup>), bathroom with bath, shower, washbasin and WC (13.7 m<sup>2</sup>).

Bedroom 3 (15.7 m<sup>2</sup>) with its own shower room, washbasin and WC (4.8 m<sup>2</sup>).

Bedroom 4 (20.5 m<sup>2</sup>) with its own shower room, washbasin and WC (4.3 m<sup>2</sup>).

2nd floor:

Solarium (20 m<sup>2</sup>) with views over Eymet.

Independent flat comprising a spacious living room, bedroom with dressing room and shower room/WC (63 m<sup>2</sup>), storage space in the basement.

The flat is equipped with reversible air conditioning, electric radiators and an individual hot water tank, velux windows with automatic blinds.

Basement:

The basement is divided into three sections; a wine cellar (23 m<sup>2</sup>), a workshop (32 m<sup>2</sup>), a laundry/boiler room with a condensing boiler (40 m<sup>2</sup>), oil-fired 'Buderus' boiler with hot water production for the four bedrooms and kitchen, water softener, well pump.

Outbuildings :

Garage (22.4 m<sup>2</sup>) with access to the basement of the house/boiler room.

Pool equipment room (6 m<sup>2</sup>).

Utility room (6 m<sup>2</sup>).

Covered terrace (7 m<sup>2</sup>) (Possibility of creating a